

Town and Country Planning Act 1990: Section 192
Town and Country Planning (Development Management Procedure)
(England) Order 2015: Article 39

REFUSAL OF CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

Correspondence Address:	Application Number:
Mrs Karen Dorrington 540 Bury Road Rochdale OL11 4DQ	23/00065/CPL
Location	Description of Development
540 Bury Road Rochdale OL11 4DQ	Application for a certificate of lawfulness for a proposed single storey rear extension

This Authority has determined to **REFUSE** to issue a certificate of lawful use or development for the operations described in the First Schedule in respect of the land specified in the Second Schedule and edged red on the plan attached to this decision.

The operations are **NOT CONSIDERED TO BE LAWFUL** within the meaning of Section 192 of the Town and Country Planning Act 1990 for the following reasons:

Reasons:

- 1 The proposal does not constitute permitted development by virtue of non-compliance with the requirements of criterion (j) of Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse.

First Schedule

Application for a certificate of lawfulness for a proposed single storey rear extension

Second Schedule

540 Bury Road
Rochdale
OL11 4DQ

Your attention is drawn to the attached notes:

If the applicant is aggrieved by the decision the applicant may appeal to the Secretary of State under section 195 of the 1990 Act (appeals against refusal or failure to give decision on application).

For the avoidance of doubt, the decision relates to the following drawings:-

- 01235808/04 LOCATION PLAN
- 01235808/05 EXISTING AND PROPOSED SITE PLAN
- 01235808/01 EXISTING FLOOR PLAN AND ELEVATIONS
- 01235808/02 PROPOSED FLOOR PLANS AND SECTIONS
- 01235808/03 PROPOSED ELEVATIONS